



The City of Carlsbad Growth Management Program
DEVELOPMENT MONITORING REPORT

APRIL 2009

Residential Activity – The pace of construction spiked in April with permits being issued for 23 units.

In the southeast quadrant, 3 condominium units were permitted for Avellino located at 6970 Feldspar Place. Also in the southeast quadrant, 11 single family homes were permitted in Trieste Place located in the Villages of La Costa – The Greens. Finally, 9 single family homes were permitted for the Rockledge neighborhood of the Villages of La Costa – The Oaks.

Non-residential Activity – One permit was issued in the city for new commercial space in April. The permit was for 979 square feet of commercial space for the games attraction located in Legoland in the northwest quadrant.

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Development Activity Summary, By Zone

Fiscal Year Summary by Zone

As of April 30, 2009 (10 months)

Residential	
Zone	Dwelling Units
1	19
2	0
3	0
5(NE)	0
5(NW)	0
6	10
7	0
8	0
9	0
10	14
11	47
12	0
	0
13	0
14	0
17	0
18	0
19	1
20	0
21	0
22	0
23	0
	0
Total	91

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1	0	0
2	0	0
3	0	0
5(NE)	0	0
5(NW)	0	81,750
5(SW)	0	0
6	0	0
7	0	0
8	0	0
9	0	0
10	0	0
11	0	0
12	0	0
13	23,968	0
14	0	0
17	37,252	0
18	0	64,327
19	0	0
20	13,666	0
21	0	0
22	0	0
23	0	0
Subtotal	74,886	146,077
Total	220,963	

Calendar Year Summary by Zone

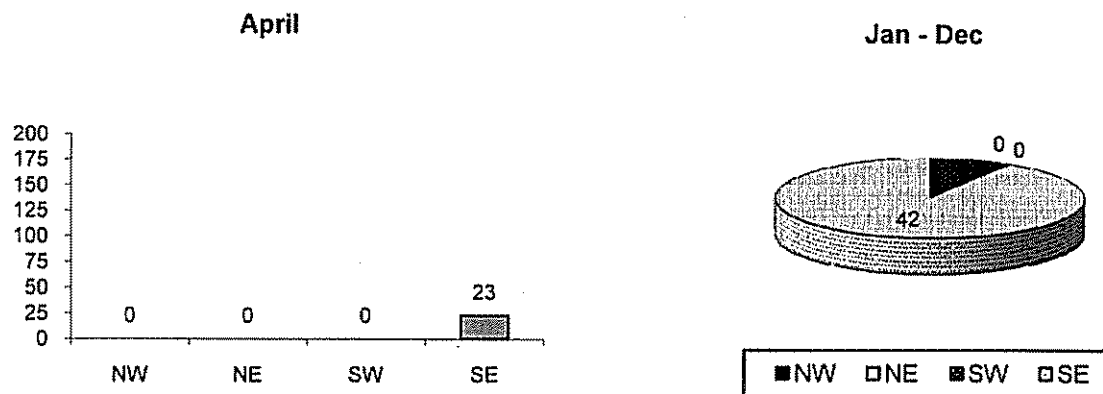
As of April 30, 2009 (4 months)

Residential	
Zone	Dwelling Units
1	4
2	0
3(NW)	0
6(SE)	10
7	0
8	0
9	0
10	14
11	18
	0
12	0
14	0
15	0
17	0
18	0
19	0
	0
20	0
21	0
22	0
23	0
Total	46

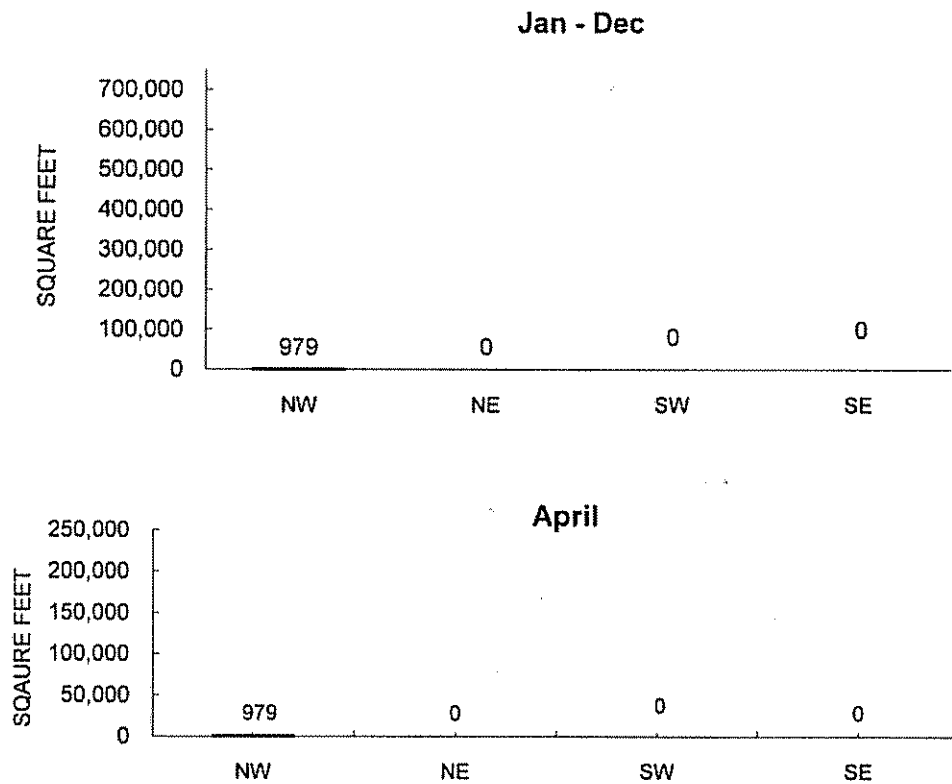
Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1	0	0
2	0	0
3(NW)	0	0
5(NW)	0	0
5(NE)	0	0
5(SW)	0	0
6 (SE)	0	0
8	0	0
9	0	0
10	0	0
11	0	0
12	0	0
13	979	0
14	0	0
17	0	0
18	0	0
19	0	0
20	0	0
21	0	0
22	0	0
23	0	0
Subtotal	979	0
Total	979	

Activity By Quadrant, CY 2009

Dwelling Units Permitted



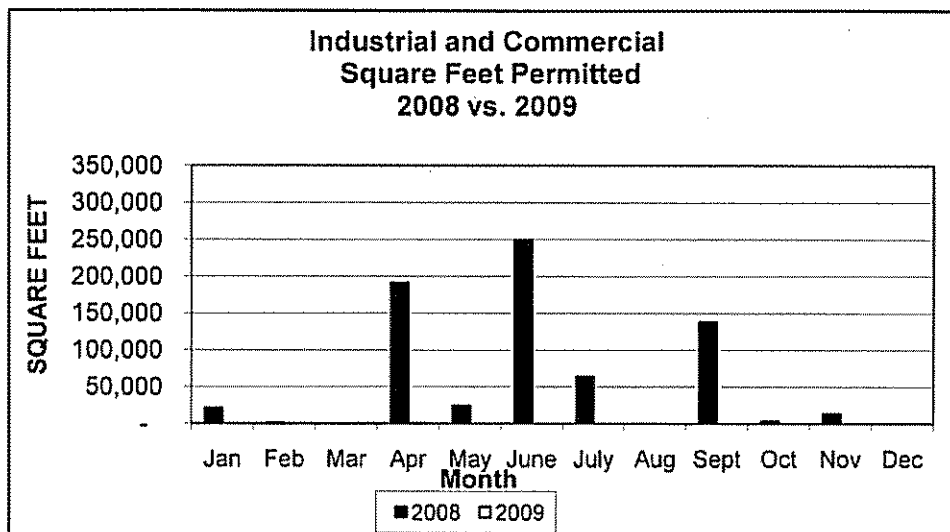
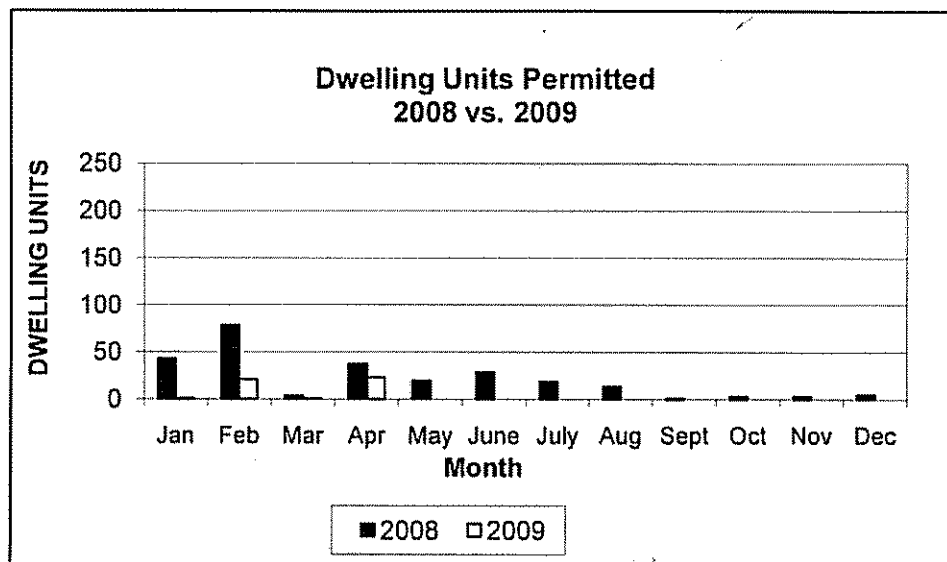
Commercial and Industrial Space Permitted



Activity Comparison, CY 08 vs. 09

Dwelling Units Permitted		
Month	2008	2009
Jan	43	1
Feb	78	21
Mar	4	1
Apr	38	23
May	20	
June	29	
July	19	
Aug	14	
Sept	1	
Oct	3	
Nov	3	
Dec	5	
TOTALS	257	46

Industrial and Commercial Square Feet Permitted		
Month	2008	2009
Jan	21,069	0
Feb	1,407	0
Mar	0	0
Apr	191,339	979
May	23,992	
June	250,013	
July	64,327	
Aug	0	
Sept	138,241	
Oct	3,750	
Nov	13,666	
Dec	0	
TOTALS	707,804	979



Activity Comparison, FY 07 - 08 vs. FY 08 - 09

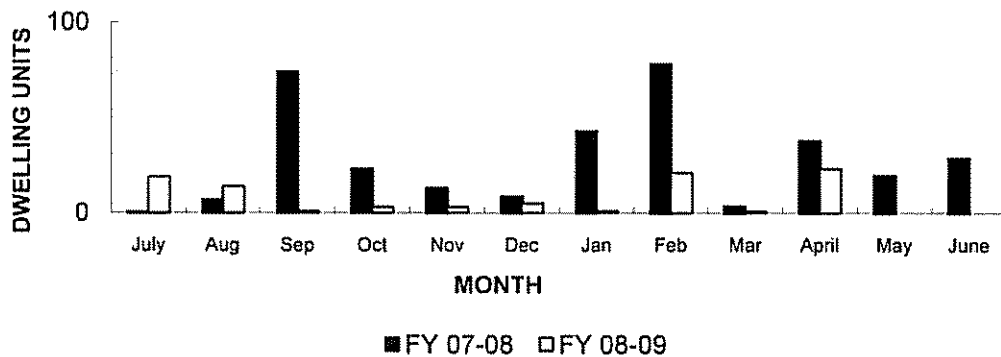
Dwelling Units Permitted

Month	FY 07-08	FY 08-09
July	1	19
Aug	7	14
Sep	74	1
Oct	23	3
Nov	13	3
Dec	9	5
Jan	43	1
Feb	78	21
Mar	4	1
April	38	23
May	20	0
June	29	0
TOTALS	339	91

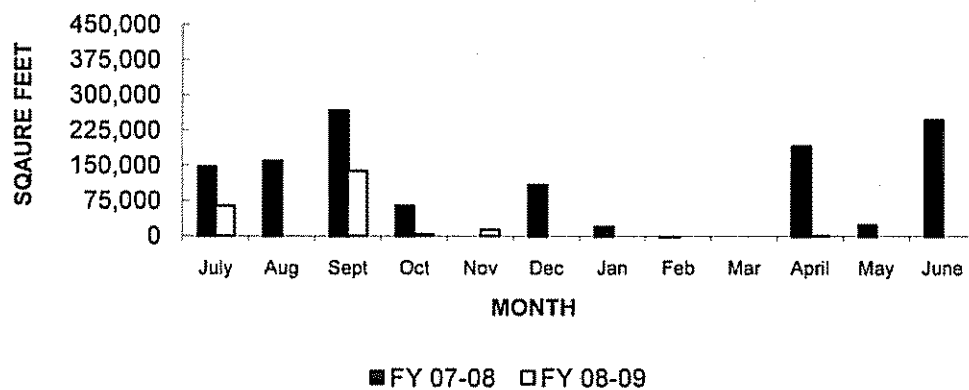
Industrial and Commercial Square Feet Permitted

Month	FY 07-08	FY 08-09
July	147,313	64,327
Aug	160,909	0
Sept	267,329	138,241
Oct	64,953	3,750
Nov	0	13,666
Dec	108,976	0
Jan	21,069	0
Feb	1,407	0
Mar	0	0
April	191,339	979
May	23,992	0
June	250,013	0
TOTALS	1,237,300	220,963

DWELLING UNITS PERMITTED



INDUSTRIAL AND COMMERCIAL SPACE PERMITTED



**Summary of Residential Building Permit Activity
As of April 30, 2009**

Month	Facilities Zone	Dwelling Units	Project
Jul-08	1	1	3320 Highland Drive, second dwelling unit
	1	1	Matsubara Residence, 1350 Chinquapin Av
	1	5	CT 06-18, Roosevelt Gardens Condominiums
	1	6	CT 06-18, Roosevelt Gardens Condominiums
	11	5	CT 04-02, San Vincenzo @ La Costa Ridge
	19	1	Boekel Residence, 7176 Aviara Drive
		19	
Aug-08	1	2	LBC Project, condo units, 4547 Cove Drive
	11	9	CT 04-04, Dolcelto @ La Costa Ridge, KB Homes
	11	3	CT 04-02, San Vincenzo @ La Costa Ridge
		14	
Sep-08	11	1	Shott Residence, 7027 Corintia Street
		1	
Oct-08	11	3	CT 04-02, San Vincenzo @ La Costa Ridge
		3	
Nov-08	11	3	PC 08-23, Copperwood @ La Costa Oaks 3.3
		3	
Dec-08	11	2	CT 04-02, San Vincenzo @ La Costa Ridge
	11	3	CT 06-06, Rockledge @ La Costa Oaks
		5	
Jan-09	1	1	1170 Chestnut Avenue, second dwelling unit
		1	
Feb-09	1	1	4075 Harbor Drive, second dwelling unit
	1	1	2430 Buena Vista Circle, second dwelling unit
	6	10	CT 02-27, La Costa Fairways, PAR Development
	11	9	CT 05-15, Copperwood @ La Costa Oaks, Colrich Residential
		21	
Mar-09	1	1	3218 McKinley Street, second dwelling unit
		1	
Apr-09	10	3	CT 05-05, Avellino, KB Homes
	10	11	CT 04-09, Warmington Homes, Trieste Pl
	11	9	CT 06-06, Rockledge @ La Costa Oaks
		23	
		91	Total for Fiscal Year 2008-09 to date (10 months)
		46	Total for Calendar Year 2009 to date (4 months)

Notes: These figures are based upon *issuance* of building permits. They do not include additions, remodels, or replacements of either demolished units or units lost to fire. When a "second dwelling unit" is built as an integral part of a new main dwelling unit, two units are counted. "Custom home" indicates a unit for which no discretionary permit (other than a coastal development permit in the coastal zone) was required.

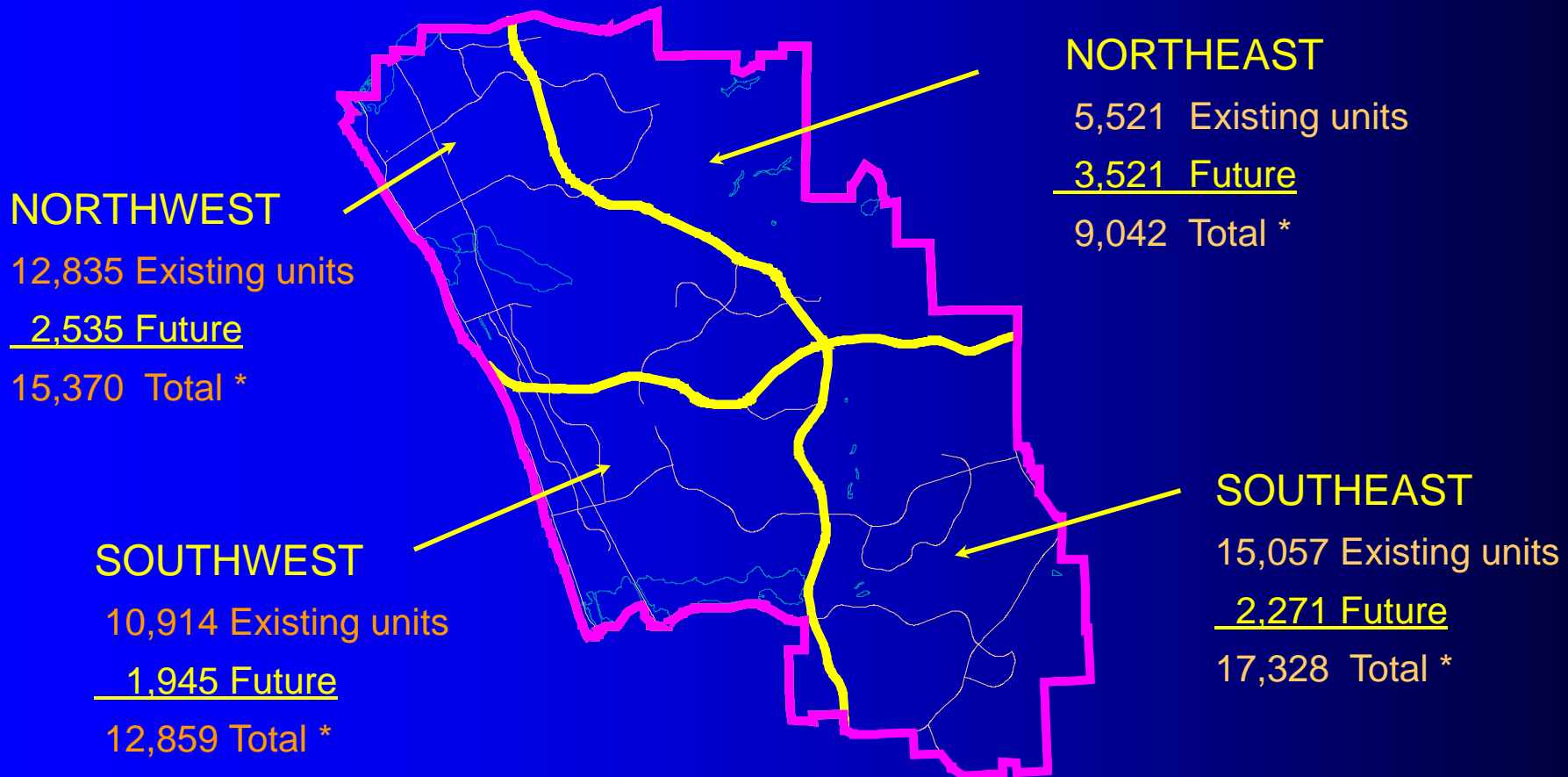
Summary of Non-Residential Permit Activity

As of April 30, 2009

Month	Facilities Zone	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Project
Jul-08	18	0	64,327	Opus Point Lot 11, 3209 Lionshead Av
		0	64,327	
Aug-08	No reportable, non-residential permits were issued in August			
Sep-08	5		81,750	Ventana Real II, 2175 Salk Avenue
	13	19,239		Grand Pacific Resort, 1700 Drake Way
	17	19,760		Bressi Ranch Medical Plaza, 6221 Metropolitan Street
	17	17,492		Boys and Girls Club, 2730 Bressi Ranch Way
		56,491	81,750	
Oct-08	13	3,750	0	Flower Fields Storage Barn
		3,750	0	
Nov-08	20	13,666	0	Redeemer by the Sea Pre School, 6604 Black Rail Rd
		13,666	0	
Dec-08	No reportable, non-residential permits were issued in December			
Jan-09	No reportable, non-residential permits were issued in January			
Feb-09	No reportable, non-residential permits were issued in February			
Mar-09	No reportable, non-residential permits were issued in March			
Apr-09	13	979	0	Games Structure at Legoland, 1 Legoland Drive
		979	0	
		74,886	146,077	Total for Fiscal Year 2008-09 to date (10 months)
			220,963	Combined Commercial and Industrial
		979	0	Total for Calendar Year 2009 to date (4 months)
			979	Combined Commercial and Industrial
Note: These figures are based upon issuance of building permits. They do not include remodels, minor additions, tenant improvements, or replacement of demolished buildings.				

Quadrant Dwelling Unit Report

May 1, 2009



* Based on Proposition 'E' Caps added to the existing units in 1986

Excess Dwelling Unit Bank Summary

May 1, 2009

Bank balance of
5,985 reduced to
2,800

City Council Action
12/17/2002

Citywide Excess
Dwelling Unit Bank
Balance is 2,967 as of
05/01/2009

NORTHWEST

Excess Dwelling Units
Deposited = 66
Withdrawn = 107
Since 01/01/2003

SOUTHWEST

Excess Dwelling Units
Deposited = 37
Withdrawn = 59
Since 01/01/2003

NORTHEAST

Excess Dwelling Units
Deposited = 374
Withdrawn = 177
Since 01/01/2003

SOUTHEAST

Excess Dwelling Units
Deposited = 45
Withdrawn = 12
Since 01/01/2003

